
Z-2238
STONEHENGE CORPORATION
STONEHENGE PLANNED DEVELOPMENT,
PHASE 2 (& REPLAT PT. PH. 1)
FINAL DETAILED PLANS
RESOLUTION PD 05-13

STAFF REPORT
29 June 2005

Z-2238

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**Staff Report
29 June 2005**

BACKGROUND:

On 18 May 2005, APC, by a vote of 12 yes/1 no, recommended approval of a reclassification from PDRS & R1 to PDRS for 13.88 acres of land situated almost entirely within the existing Stonehenge Planned Development north of US 52 between CR 300 W and CR 375 W, Wabash 34 (SE) 24-5. The Board of County Commissioners rezoned the site on 6 June 2005.

In Phase 2 petitioner/owners, Patrick Cunningham and Mike King, will develop 53 of the 72-74 detached single-family dwelling lots from the adopted preliminary plan utilizing 9.55 of the 13.88 acres rezoned in May. Phase 2 includes one common area lot where the existing active recreational facilities for the development are located. The replat of at least two lots will cause the need for some utility relocation. The utilities involved in that relocation have signed off on the plans accepting the proposal as shown. All other utilities and infrastructure exist having been constructed during phase 1. There will be no new utilities, fire hydrants or gas lines necessary in this phase. All streets in Phase 2 are private and existing. Staff has a letter from American Suburban Utilities stating that the revised plan for Stonehenge Ph 2 & 3 can all be served with the existing main line to the development. A letter signed off by the County Surveyor confirms that the existing detention pond as designed and constructed can serve the redesigned PD as shown in Phase 2.

Petitioner's Final Detailed Plans, consist of both Construction Plans and Final Plat. A request for permission to bond for landscaping and completion of the walking trail has been made. All other conditions necessary for approval at this phase have been met.

STAFF RECOMMENDATION:

Approval of Resolution PD 05-13

RESOLUTION PD 05-13

WHEREAS Preliminary Plans for ***Stonehenge Planned Development, Phase 2 (& Replat Pt. Ph. 1)***, are approved as part of Z-2238, with 9 conditions attached;

WHEREAS all conditions of approval necessary at this stage have been met;

WHEREAS UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential ***density***; any decrease in residential ***density*** of 10% or more; any change in ***building*** dimension or location other than within the defined building envelope; any change in ***lot lines***; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land ***use***; any change in the alignment or intersection of ***streets***; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the Board of County Commissioners on 6 June 2005; and

WHEREAS the developer for ***Stonehenge Planned Development, Phase 2 (& Replat Pt. Ph. 1)*** has requested permission to bond for common improvements;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for ***Stonehenge Planned Development, Phase 2 (& Replat Pt. Ph. 1)***, does hereby find them to conform to the Approved Preliminary Planned Development Z-2238 as adopted and passed by the Board of County Commissioners and does hereby grant permission to bond.

GARY SCHROEDER, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE

DATE

Ref. No.:

Stonehenge Corporation
309 Columbia Street, Suite 101
Lafayette, IN 47901

RE: Stonehenge Planned Development, Phase 2 (& Replat Pt. Ph. 1)

Dear Stonehenge Corporation:

On 6 July 2005, the Area Plan Commission of Tippecanoe County adopted PD 05-13, finding Final Detailed Plans for **Stonehenge Planned Development, Phase 2 (& Replat Pt. Ph. 1)** to conform to the Approved Preliminary Planned Development Z-2238 previously approved by the Board of County Commissioners; and granted permission to bond. A signed copy of that resolution is attached.

You are now eligible to record these Final Detailed Plans, consisting of construction plans and final plat, after providing our office with surety for improvements that include landscaping and completion of the walking trail in the amount of \$20,000. ***Unless you record all or any part of your Final Detailed Plans within 30 days of its approval, that approval expires.*** A member of our staff will assist you in the recording process. Once this is done, we ask that you submit one set of the recorded Final Detailed Plans to the Tippecanoe Building Commissioner prior to seeking an improvement location permit.

As always, we wish you good luck with your project.

Respectfully,

Margy C. Deverall
Assistant Director Area Plan Commission

MCD/bb

encl: PD 05-13

cc: Vester's & Associates